

PHAPlans

5YearPlanforFiscalYears2001 -2005
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Lewiston Housing Authority

PHANumber: ME005

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2001 -2005
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

It is the mission of the Lewiston Housing Authority to provide decent, safe, and affordable housing to those eligible persons who are in need of housing assistance and, in so doing, promote economic uplift and personal growth.

Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include target such as: numbers of families served or PHA Scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

- ☒ Apply for additional rental vouchers: 100 vouchers
- ☒ Reduce public housing vacancies: maintain 97% occupancy
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

- ☐ Improve public housing management: (PHA Score)
- ☐ Improve voucher management: (SEMA Score)
- ☐ Increase customer satisfaction:

- ☐ Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units; perform timely replacements and improvements to major systems at all buildings and sites per our Capital Fund five year Action Plan.
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach effort to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☒ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other: (list below)
 Design and implement a homeownership program drawing on available federal, state and local resources.

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☒ Implement public housing security improvements:
Aim to increase resident's sense of safety and security as indicated by surveys and Resident Advisory Board Reports
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☐ PHAGoal:Promoteself -sufficiencyandassetdevelopmentofasisted households

Objectives:

- ☐ Increasethenumberandpercentageofemployedpersonsinassisted families:
- ☐ Provideorattractsupportiveservicestoimproveassistancerecipients' employability:
- ☐ Provideorattractsupportiveservicestoincreaseindependenceforthe elderlyorfamilieswithdisabilities.
- ☐ Other:(listbelow)

HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans

☐ PHAGoal:Ensure equaloportunityandaffirmativelyfurtherfairhousing Objectives:

- ☐ Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardless ofrace,color,religionnationalorigin,sex,familialstatus,and disability:
- ☐ Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment forfamilieslivinginassistedhousing,regardless ofrace,color,religion nationalorigin,sex,familialstatus,anddisability:
- ☐ Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardless ofunitsizerequired:
- ☐ Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

PHAGoal:Developpartnershipswithothercommunityhousingandsocialservice agenciesinordertoexpandtheavailableresources tosolvehousingproblems.

Objectives:

Participateinthedevelopmentofacommunitycenterinthedowntown areatoenableprovisionofservicesthatwillfosterresidentself - sufficiency

Participateinhousingdevelopmentactivitieswithcommunitypartners.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☒ **StandardPlan**

StreamlinedPlan:

- ☐ **HighPerformingPHA**
☐ **SmallAgency(<250PublicHousingUnits)**
☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart 903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesethePHAhasincludedintheAnnualPlan.

NotrequiredperNoticePIH99 -51

iii. AnnualPlanTableofContents

[24 CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

TableofContents

	<u>Page#</u>
AnnualPlan	
i. ExecutiveSummary	
ii. TableofContents	
1. HousingNeeds	5
2. FinancialResources	12
3. PoliciesonEligibility,SelectionandAdmissions	13
4. RentDeterminationPolicies	23
5. OperationsandManagementPolicies	27
6. GrievanceProcedures	29
7. CapitalImprovementNeeds	30
8. DemolitionandDisposition	32
9. DesignationofHousing	33
10. ConversionsofPublicHousing	34
11. Homeownership	35

12. CommunityServicePrograms	37
13. CrimeandSafety	40
14. Pets(InactiveforJanuary1PHAs)	42
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	42
16. Audit	42
17. AssetManagement	43
18. OtherInformation	43

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration (me005a01.doc)
- ☒ FY2002 Capital Fund Program Annual Statement (me005b01.doc)
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Section 8 Homeownership Program Capacity Statement (me005a 01.doc)
- ☒ Implementation of Public Housing Resident Community Service Requirements (me005a01.doc)
- ☒ Pet Policy (me005a 01.doc)
- ☒ Progress in Meeting the 5 -Year Plan Mission and Goals (me005a 01.doc)
- ☒ Resident Membership on the PHA Governing Board (me005a 01.doc)
- ☒ Membership on the Resident Advisory Board (me005a 01.doc)
- ☒ Section 8 Project Based Vouchers (me005a 01.doc)
- ☒ Performance & Evaluation Report ME36P00550100 (me005d 01.doc)
- ☒ Performance & Evaluation Report ME36P00550 101 (me005e 01.doc)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY2002 Capital Fund Program 5 Year Action Plan (me005c01.doc)
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (me005a 01.doc)
- ☒ Other (List below, providing each attachment name)
 - Definition of a substantial deviation (me005a 01.doc)
 - Voluntary Conversion Initial Assessments (me005a01.doc)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI revitalization plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	1,990	5	5	5	2	2	2
Income > 30% but ≤ 50% of AMI	1,396	5	3	5	2	2	2
Income > 50% but < 80% of AMI	1,663	3	2	3	2	2	2
Elderly	1,809	5	3	5	2	2	2
Families with Disabilities	Un- known	4	3	4	2	2	2
White, non - Hispanic	4,943	4	3	4	2	2	2
Black, non - Hispanic	50	4	3	4	2	2	2
Hispanic	22	4	3	4	2	2	2
Native American	22	4	3	4	2	2	2
Asian/Pacific Island	12	4	3	4	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2005
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)
- City of Lewiston’s Analysis of Impediments to Fair Housing - 1997

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	213		103
Extremely low income ≤ 30% AMI		72%	
Very low income (> 30% but ≤ 50% AMI)		21%	
Low income (> 50% but < 80% AMI)		7%	
Families with	139	65%	

HousingNeedsofFamiliesontheWaitingList			
children			
Elderlyfamilies	74	35%	
Familieswith Disabilities	NotAvailable		
Race/ethnicity	NotAvailable		
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	86	40%	68
2BR	66	31%	18
3BR	31	15%	23
4BR	25	12%	13
5B R	5	2%	1
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype: (selectone) <input checked="" type="checkbox"/> Section8tenant -basedassistance <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist (optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	408		170
Extremelylow income<=30%AMI		72%	

Housing Needsof FamiliesontheWaitingList			
Verylowincome (>30%but<=50% AMI)		28%	
Lowincome (>50%but<80% AMI)		0	
Familieswith children		38%	
Elderlyfamilies		10%	
Familieswith Disabilities		52%	
Race/ethnicity	NotAvailable		
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Ifyes: Howlonghasi tbeenclosed(#ofmonths)? Onemonth DoesthePHAexpecttoreopenthelistinthePHAPlanyea r? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

Provideabriefdescr iptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

Lewiston Housing Authority will continue to optimize the use of its current programs by reducing public housing vacancies and actively marketing its Section 8 programs. We foresee no loss of public housing units except through conversion of efficiencies to one bedroom units at Blake Street Towers. The Section 8 Voucher Program works well in the present rental housing market and we would apply for additional units if they were available. We believe that the continued presence of project based Section 8 is important to the community and generally would support Market-to-Market applications which would enable project based developments to retain their subsidy.

(1) Strategies

Need: Shortage of affordable housing for eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant -based assistance.

☐ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ☐ ExceedHUDfederaltargetingrequirementsforfamiliesat orbelow30%of AMIinpublichousing
- ☐ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIntenant -basedsection8assistance
- ☐ Employadmissionspreferencesaimedatfamilieswitheconomichar dships
- ☒ Adoptrentpoliciestosupportandencouragework
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- ☐ Employadmissionspreferencesaimedatfamilieswhoareworking
- ☒ Adoptrentpoliciestosupportandencouragework
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:TheElderl y

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- ☒ Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs

- ☒ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	864,095	
b) Public Housing Capital Fund	667,650	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,748,162	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 Moderate Rehab	735,187	Operations, HAP
Section 8 Substantial Rehab	2,228,224	Operations, HAP
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	422,266	Modernization
Drug Elimination Program	81,880	Operations
3. Public Housing Dwelling Rental		Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Income		
4. Other income (list below)		
Non-Dwelling Rent	4,800	Operations
Interest Income – Section 8	29,500	Operations
Interest Income – Public Housing	16,900	Operations
4. Non-federal sources (list below)		
State Pass Through Section 8	180,090	Operations, HAP
Total resources	8,978,754	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☒ When families are within a certain number of being offered a unit: (state number) five positions
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☐ Housekeeping
- ☒ Other (describe) Credit history, landlord references

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of a list or are removed from the waiting list? (select one)

- ☐ One
☐ Two
☒ Three or More - Three choices are offered only if there are vacancies at three or more sites, otherwise two choices are offered.

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident choice: (state circumstances below) Incentive transfer to promote deconcentration
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ 2 Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☐ Otherpre ference(s)(listbelow)

4.Relationshipofpreferencestoincometargetingrequirements:

- ☐ ThePHAappliespreferenceswithinincometiers
- ☒ Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwill meet incometargetingrequirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetooobtaininformation abouttherulesofoccupancyofpublichousing(selectallthatapply)

- ☒ ThePHA -residentlease
- ☒ ThePHA'sAdmissionsand(Continued)Occupancypolicy
- ☒ PHAbriefingseminarsorwrittenmaterials
- ☐ Othersource(list)

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (selectall thatapply)

- ☐ Atanannualreexaminationandleaserenewal
- ☒ Anytimefamilycompositionchanges
- ☐ Atfamilyrequestforrevision
- ☐ Other(list)

(6)DeconcentrationandIncomeMixing

NoticePIH2001 -4replacedthequestionsinthissectionwithquestionsthatwehave presentedatthebeginningofourattachmentfileme005a01.doc.Pleaserefertothe attachmentforadiscussionofourdeconcentrationanalysisinthesectionentitled **AdmissionsPolicyforDeconcentration.**

a. ☐ Yes ☐ No:DidthePHA'sanalysisofitsfamily(generaloccupancy) developmentstodetermineconcentrationsofpovertyindicatetheneedformeasuresto promotedeconcentrationofp overtyorincomemixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site -based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and development targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☐ Criminal or drug -related activity only to the extent required by law or regulation
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)
- b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug -related activity
- ☒ Other (describe below)
- When a landlord requests information regarding a prospective tenant, the Lewiston Housing Authority will give the family's current address and the name and address (if it is known) of the landlord at the family's prior address.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program

☐ Other federal or local program (list below)

a. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☒ PHA main administrative office

☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Extensions are permitted upon written request describing search effort to date and demonstrating likelihood of success if additional time is granted.

Extensions will be granted to persons with disabilities who need additional time.

(4) Admissions Preferences

1. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

2. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

3. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

☐ Victims of domestic violence

☐ Substandard housing

☐ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
Preference will be given to participants in LHA programs who have a documented need to move and who cannot be placed in a public housing unit as a result of domestic violence, reprisals, hate crimes, inaccessibility of unit, or being underhoused.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ 3 Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes

- 1 Other preference(s) (list below)
Preference will be given to participants in LHA programs who have a documented need to move and who cannot be placed in a public housing unit as a result of domestic violence, reprisals, hate crimes, inaccessibility of unit, or being underhoused.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 programs to the public?

- ☒ Through published notices
☐ Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☒ No : Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2.If yesto above,list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non -reimbursed medical expenses of non -disabled or non -elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments

☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high -rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☒ At family option
- ☐ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☒ Other (list below)
Change in family composition.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR . Federal regulations permit a housing authority to set the payment standard for each bedroom size at a different percentage of the FMR. LHA follows federal regulations in setting its payment standards. This question asks for a single answer that "best" describes LHA's payment standard. LHA is not precluded by its answer to this question from setting its payment standards between 90 and 110% of the FMR as conditions warrant. Nor is it precluded from seeking approval of payment standards above 110% of the FMR if conditions warrant.
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually

☐ Other(listbelow)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?(select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other(listbelow)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?(select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
☒ A brief description of the management structure and organization of the PHA follows:

The Lewiston Housing Authority has thirty -three employees in five departments. Three of these departments are located at the Authority's main office at 1 College Street. The Executive Department, consisting of the Executive Director, Administrative Assistant, and Modernization Coordinator, provides planning and direction to the other departments and carries out the policies adopted by the Board of Commissioners.

The Eligibility and Occupancy Department, headed by the Rental Programs Manager, has a staff of seven and performs all of the waiting list, lease -up, and rent determination functions for both the Section 8 and public housing programs. This department is responsible for inspections of dwelling units.

The Accounting Department, consisting of the Controller and three staff, performs budgeting, accounting, and financial reporting for the agency as well as personnel, systems management, and compliance functions.

The Resident Services Department is located at the Hillview Community Center and is directed by the Manager of Resident Services who houses a staff of four to manage all of the public housing developments and to provide social, educational, and supportive services to residents.

The Maintenance Department, located at 47 Avon Street, is directed by the Manager of Physical Plant. The staff of twelve provides maintenance, grounds-keeping and janitorial services for the agency on a twenty-four hour on-call basis.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	445	123
Section 8 Vouchers	833	60
Section 8 Certificates	0	
Section 8 Mod Rehab	190	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Section 8 Sub Rehab	278	
State Pass - Thru Sec 8	42	6

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

AdmissionsandContinuedOccupancyPolicy
PestControlPolicy
ProcurementPolicy
TravelPolicy
Section3Policy
AffirmativeActionPlan
InvestmentPolicy
DispositionPolicy
CapitalizationPolicy
BondingPolicy
SafetyPolicy
PersonnelPolicies
SmokingPolicy
SexualHarassmentPolicy
SolicitationPolicy
PettyCashPolicy
PolicyonUseofCommunityRooms
RentCollectionPolicy
Close-outPolicy
CheckSigningPolicy/Procedures

CreditCardPolicy
AnnualMaintenance Plan
UniformPolicy
HazardCommunicationPolicy
BloodbornePathogenStandard
Lock-outTag -outProcedures
WorkOrderSystem
ApartmentPaintingPolicy
Keys,Lockouts,LeaseholdImprovementsProcedures
MaintenanceVehicles -StandardOperation Procedures

(2)Section8Management:(listbelow)

Section8AdministrativePlan

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.
Section8 -OnlyPHAsare exemptfromsub -component6A.

A. PublicHousing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plant template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ME005b02.doc

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plant template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ME005c02.doc

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Meadowview Park
1b. Development (project) number: ME52

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/01/02)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/02 b. Projected end date of activity: 06/30/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected : 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA -established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 -Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive

services(ascontemplatedbysection12(d)(7)oftheHousingAct of1937)?

Ifyes,whatwasthedatethatagreementwassigned? 03/23/00

2.OthercoordinationeffortsbetweenthePHAandTANFagency(selectallthat apply)

- ☐ Clientreferrals
- ☒ Informationsharingregardingmutualclients(forrentdeterminationsand otherwise)
- ☐ Coordinatetheprovisionofspecificsocialandservice -sufficiencyservicesand programstoeligiblefamilies
- ☐ Jointlyadministerprograms
- ☐ PartnertoadministeraHUDWelfare -to-Workvoucherprogram
- ☐ Jointadm inistrationofotherdemonstrationprogram
- ☐ Other(describe)

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self -SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHA employto enhancetheeconomicandsocialself -sufficiencyofassistedfamiliesinthe followingareas?(selectallthatapply)

- ☐ Publichousingrentdeterminationpolicies
- ☐ Publichousingadmissionspolicies
- ☐ Section8admissionspolicies
- ☐ Preferenceinadmissiontosection8forcertainpublichousingfamilies
- ☐ Preferencesforfamiliesworkingorengagingintrainingoreducation programsfornon -housingprogramsoperate dorcoordinatedbythe PHA
- ☐ Preference/eligibilityforpublichousinghomeownershipoption participation
- ☐ Preference/eligibilityforsection8homeownershipoptionparticipation
- ☐ Otherpolicies(listbelow)

b.EconomicandSocialself -sufficiencyprograms

☒ Yes ☐ No: DoesthePHAcoordinate,promoteorprovideany programstoenhancetheeconomicandsocialself - sufficiencyofresidents?(If“yes”,completethefollow ing table;if“no”skiptosub -component2,FamilySelf

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-sufficiency	25	Waiting List	Hillview Office	Both
Youth Enrichment Opportunity Program	100	Waiting List	Hillview Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 03/26/02)
Public Housing	0	15
Section 8	12	12

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents

- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

ME36P005001

ME36P005003

ME36P005005

ME36P005006

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

ME36P005001

ME36P005003

ME36P005005

ME36P005006

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action

- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

ME36P005001

ME36P005003

ME36P005005

ME36P005006

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
- 3. ☐ Yes ☒ No: Were there any findings as the result of that audit?

4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☒ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached at Attachment (Filename) ME005a01 .doc
- ☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Lewiston

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Apply for additional vouchers

Design & implement a homeownership program

Renovate public housing units

Participate in community center development

Participate in housing development

Continued drug prevention activities in partnership with Lewiston Police Dept

Participate in lead hazard reduction activities

Participate in refugee resettlement activities

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan supports the Housing Authority's plan with a number of housing initiatives. The City has supported homeless shelters, shelter for substance abusers, home care for elderly, housing rehab loan programs, community policing, lead paint and asbestos abatement, economic development initiatives, land use regulation changes aimed at reducing barriers to fair and affordable housing, and code enforcement. Initiatives like these enable Lewiston Housing Authority to use its resources in the most effective way.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgr am(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetabl eforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanagementimprovements plannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednot includeinformationfromYearOneofthe5 -Yearcycle,becausethis informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Totalestimatedcostovernext5years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of Units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameLEWISTONHOUSING AUTHORITY				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006
	See Annual Statement				
ME5 -1/BlakeSt.Towers		25,000.00	41,000.00	56,000.00	121,000.00
ME5 -2/MeadowviewPark		120,000.00	114,000.00	88,000.00	70,000.00
ME5 -3/HillviewApts.		185,000.00	129,000.00	68,000.00	80,500.00
ME5 -3/LafayettePark		13,000.00	25,000.00	78,000.00	34,000.00
ME5 -3/RosedaleAcres		41,000.00	63,000.00	81,000.00	34,000.00
ME5 -5		8,000.00	8,000.00	9,000.00	20,000.00
ME5 -6		10,000.00	10,000.00	6,000.00	14,000.00
LHA-Wide		165,503.00	177,503.00	181,503.00	194,003.00
CFPFundsListedfor5 - yearplanning		567,503.00	567,503.00	567,503.00	567,503.00
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages 6 WorkActivities

Activities for Year1	ActivitiesforYear : <u>2</u> FFYGrant:2003 PHAFY:2003			ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	Estimated Cost
See	ME5 -1/BlakeSt.Towers	Apt.Flooring	8,000.00	ME5 -1/BlakeSt.Towers	Windows(Phase1of4)	15,000.00
Annual		HandicapConversions	12,000.00		Apt.Flooring	8,000.00
Statement		UnitConversions	5,000.00		HandicapConversions	12,000.00
					UnitConversions	6,000.00
	Subtotal		25,000.00	Subtotal		41,000.00
	ME5 -2/MeadowviewPark	ServicePanels(2of4)	50,000.00	ME5 -2/MeadowviewPark	ServicePanels(3of4)	50,000.00
		ReplaceBoilers(1of2)	50,000.00		Boilers(Phase2of2)	50,000.00
		HandicapConversions	20,000.00		HandicapConversions	12,000.00
					Landscaping	2,000.00
	Subtotal		120,000.00	Subtotal		114,000.00
	ME5 -3/HillviewApts.	Apt.Flooring	9,000.00	ME5 -3/HillviewApts.	Int.Lighting(3of3)	20,000.00
		ReplaceBoilers(1of2)	50,000.00		Windows(Phase3of8)	35,000.00
		Baseboards(1of2)	19,000.00		Maint.Garage(2of2)	50,000.00
		Int.Lighting(2of3)	20,000.00		Baseboards(1of2)	19,000.00
		Windows(Phase2of8)	35,000.00		Ext.Painting/Repairs	5,000.00
		Landscaping/Paving	2,000.00			
		Maint.Garage(1of2)	50,000.00			
	Subtotal		185,000.00	Subtotal		129,000.00
	ME5 -3/LafayettePark	Apt.Flooring	9,000.00	ME5 -3/LafayettePark	Apt.Flooring	10,000.00
		ExteriorPainting/Repair	4,000.00		Int.Lighting(1of2)	10,000.00
					Ext.Painting/Repairs	5,000.00
	Subtotal		13,000.00	Subtotal		25,000.00
	ME5 -3/RosedaleAcres	Apt.Flooring	9,000.00	ME5 -3/RosedaleAcres	Apt.Flooring	13,000.00
		Paving(Phase3of4)	20,000.00		Paving(Phase4of4)	40,000.00
		ReplaceBaseboards	12,000.00		Int.Lighting(1of2)	10,000.00
	Subtotal		41,000.00	Subtotal		63,000.00
	ME5 -5/Park,Ash,Whipple	ReplaceDoors	8,000.00	ME5 -5,Park,Ash,Whipple	Ext.Painting/Repairs	5,000.00
					OutsideLighting	3,000.00
	Subtotal		8,000.00	Subtotal		8,000.00
	ME5 -6/Development	HeatingSystems	10,000.00	ME5 -6/Development	Ext.Painting/Repairs	5,000.00
					Landscaping/Paving	5,000.00
	Subtotal		10,000.00	Subtotal		10,000.00
	LHA-Wide		165,503.00	LHA-Wide		177,503.00
	Subtotal		165,503.00	Subtotal		177,503.00
TotalCFPEstimatedCost			\$567,503.00			\$567,503.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages 6 WorkActivities

Activities for Year1	ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	ME5 -1/BlakeSt.Towers	Windows(Phase2of4)	15,000.00	ME5 -1/BlakeSt.Towers	Windows(3of4)	15,000.00
Annual		Apt.Flooring	8,000.00		Apt.Flooring	6,000.00
Statement		HandicapConversions	12,000.00		HandicapConversions	12,000.00
		UnitConversions	5,000.00		Unit Conversions	5,000.00
		Rehab.LaundryRoom	6,000.00		ExteriorLighting	15,000.00
		Carpeting1CollegeSt.	10,000.00		RepaveParkingLot	18,000.00
					ElevatorCylinders	50,000.00
	Subtotal		56,000.00	Subtotal		121,000.00
	ME5 -2/MeadowviewPark	ServicePanels(4of4)	50,000.00	ME5 -2/MeadowviewPark	Windows(1of4)	50,000.00
		Ext.Painting/Repairs	5,000.00		HandicapConversions	20,000.00
		HandicapConversions	30,000.00			
		Landscaping/Paving	3,000.00			
	Subtotal		88,000.00	Subtotal		70,000.00
	ME5 -3/HillviewApts.	Windows(Phase4of8)	35,000.00	ME5 -3/HillviewApts.	Windows(5of8)	35,000.00
		Bathrooms(Phase1of3)	12,000.00		Bathrooms(2of3)	12,000.00
		BoilerRoomDoors	10,000.00		InteriorDoors	11,000.00
		Landscaping/Paving	3,000.00		HotWaterHeaters	22,500.00
		Ext.Painting/Repairs	8,000.00			
	Subtotal		68,000.00	Subtotal		80,500.00
	ME5 -3/LafayettePark	Apt.Flooring	10,000.00	ME5 -3/LafayettePark	InteriorDoors	11,000.00
		Windows(Phase1of5)	50,000.00		Windows(2of5)	15,000.00
		Int.Lighting(Phase2of2)	10,000.00		HotWaterHeaters	8,000.00
		Ext.Painting/Repairs	8,000.00			
	Subtotal		78,000.00	Subtotal		34,000.00

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear : <u>4</u> FFYGrant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	ME5 -3/RosedaleAcres	Apt.Flooring	10,000.00	ME5 -3/RosedaleAcres	InteriorDoors	11,000.00
Annual		Windows(Phase1of5)	50,000.00		Windows(Phase2of5)	15,000.00
Statement		Int.Lighting(Phase2of2)	10,000.00		HotWaterHeaters	8,000.00
		Landscaping/Paving	3,000.00			
		Ext.Painting/Repairs	8,000.00			
	Subtotal		81,000.00	Subtotal		34,000.00
	ME5 -5/Park,Ash,Whipple	KitchenCabinets	2,000.00	ME5 -5/Development	Apt.Flooring(10f2)	20,000.00
		Landscaping/Paving	2,000.00			
		HeatingSystems	5,000.00			
	Subtotal		9,000.00	Subtotal		20,000.00
	ME5 -6/ShawmutSt.	Rehab.LaundryRoom	6,000.00	ME5 -6/Development	Kitch.Cabinets(1of2)	14,000.00
	Subtotal		6,000.00	Subtotal		14,000.00
	LHAWide		181,503.00	LHAWide		194,003.00
	Subtotal		181,503.00	Subtotal		194,003.00
TotalCFPEstimatedCost			567,503.00			567,503.00

Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

PHAName: <div style="text-align: center;">LEWISTON HOUSING AUTHORITY</div>		Grant Type and Number Comprehensive Grant Program No: ME36P00550102 Replacement Housing Factor Grant No:		Federal FY of Grant: <div style="text-align: center;">2002</div>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	0.00			
2	1406 Operations	1,000.00			
3	1408 Management Improvements	74,500.00			
4	1410 Administration	50,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition	1,000.00			
9	1450 Site Improvement	74,200.00			
10	1460 Dwelling Structures	426,600.00			
11	1465.1 Dwelling Equipment — Nonexpendable	2,000.00			
12	1470 Non - dwelling Structures	6,000.00			
13	1475 Non - dwelling Equipment	30,350.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	1,000.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	667,650.00			
22	Amount of line 21 Related to LBP Activities	45,000.00			
23	Amount of line 21 Related to Section 504 compliance	20,000.00			
24	Amount of line 21 Related to Security – Soft Costs	20,000.00			
25	Amount of line 21 Related to Security – Hard Costs	10,000.00			
26	Amount of line 21 Related to Energy Conservation	38,000.00			

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: ME36P00550102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofM ajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
ME5 -1								
BlakeSt.Towers	Hallway&Apt.Flooring	1460	12Each	10,000.00				
BlakeSt.Towers	HandicapUnitConversions	1460	Dev.	12,000.00				
BlakeSt.Towers	UnitConversions	1460	Dev.	10,000.00				
BlakeSt.Towers	UpgradeSecuritySystem	1460	Dev.	10,000.00				
BlakeSt.Towers	Landscaping	1450	Dev.	2,000.00				
	DevelopmentSubto talME5 -1			44,000.00				
ME5 -2								
MeadowviewPark	HandicapUnitConversions	1460	1-2Units	30,000.00				
MeadowviewPark	Doors(Phase3of3)	1460	Dev.	5,000.00				
MeadowviewPark	ReplaceBathroomVanities	1460	Dev.	18,000.00				
MeadowviewPark	Elec.ServicePanels(Phase1of4)	1460	Dev.	50,000.00				
MeadowviewPark	Landscaping	1450	Dev.	5,000.00				
MeadowviewPark	ExteriorPainting/Repairs	1460	Dev.	10,000.00				
	DevelopmentSubtotalME5 -2			118,000.00				
ME5 -3								
HillviewApts.	ReplaceApartmentFloors	1460	15-18Floors	14,000.00				
HillviewApts.	PavingParkingLots(Phase2of3)	1450	2Lots	40,000.00				
HillviewApts.	BreakerPanels	1460	Dev.	30,000.00				
HillviewApts.	ReplaceBoilers(Phase1of2)	1460	Dev.	50,000.00				
HillviewApts.	InteriorLighting(Phase1of3)	1460	Dev.	20,000.00				
HillviewApts.	ReplaceWindows(Phase1of8)	1460	Dev.	35,000.00				

Annual Statement/Performance and Evaluation Report**Comprehensive Grant Program (C GP)****Part II: Supporting Pages**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Rosedale Acres	Pave Parking Lots (Phase 2 of 4)	1450		20,000.00				
Rosedale Acres	Replace Boilers	1460		16,000.00				
Rosedale Acres	Breaker Panels	1460		9,600.00				
Lafayette Park	Replace Boilers	1460		16,000.00				
Lafayette Park	Replace Baseboards	1460		12,000.00				
	Development Subtotal ME5 -3			262,600.00				
ME5 -5								
Park, Ash, Whipple	Replace Windows	1460	Dev.	8,000.00				
110 Ash St.	Siding	1460	1 Bldg.	30,000.00				
Whipple	Replace Roof	1460	1 Bldg.	5,000.00				
	Development Subtotal ME5 -5			43,000.00				
ME5 -6								
Sabbatus, Oak, Horton, Shawmut	Pave Parking Lots	1450	Dev.	5,000.00				
Sabbatus, Oak, Horton, Shawmut	Replace Windows	1460	Dev.	10,000.00				
Sabbatus, Oak, Horton, Shawmut	Reline Hallways	1460	Dev.	5,000.00				
	Development Subtotal ME5 -3			20,000.00				

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LHA Wide								
	Operations	1406		1,000.00				
	Training & Consultants	1408		3,000.00				
	Resident Initiatives	1408		2,500.00				
	Drug Elimination Programs	1408		25,000.00				
	Investigator's Position w/ Benefits	1408		40,000.00				
	Computer Software	1408		4,000.00				
	Administrative Costs	1410		50,000.00				
	Fees & Costs	1430		1,000.00				
	Surveys & Maps	1440		1,000.00				
	Landscaping & Paving	1450		2,200.00				
	Exterior Painting/Repairs	1460		4,000.00				
	Energy/Dwelling Improvements	1460		7,000.00				
	Dwelling Equipment	1465.1		2,000.00				
	Energy/Non-Dwelling Improvements	1470		6,000.00				
	Computer Hardware	1475		12,500.00				
	Office Equipment	1475		7,850.00				
	Community Building Equipment	1475		2,000.00				
	Maintenance Tools & Equipment	1475		8,000.00				
	Relocation Costs	1495.1		1,000.00				
	LHA Wide Subtotal			180,050.00				
	TOTAL			667,650.00				

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

PHA Name: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: ME36P00550102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME5 -1	03/31/2004			9/30/2005			
ME5 -2	03/31/2004			9/30/2005			
ME5 -3	03/31/2004			9/30/2005			
ME5 -5	03/31/2004			9/30/2005			
ME5 -6	03/31/2004			9/30/2005			
LHAWIDE	03/31/2004			9/30/2005			

LEWISTON HOUSING AUTHORITY
Attachment to FYE 2003 Annual Plan
Admissions Policy for Deconcentration

Component 3, (6) Deconcentration and Income Mixing

a. X Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule?

b. X Yes No: Do any of these developments have average incomes above or below 85% to 115% of the average income of all such developments?

If yes, list these developments as follows:

Development Name	Number of Units	Explanation
ME36P005006	9	This is a 9 unit scattered site development which had an average income, adjusted for bedroom size, below 85% of average income. LHA plans no corrective action because this scattered site development cannot be said to represent "concentration".

The following is an excerpt from Lewiston Housing Authority's Admissions and Continued Occupancy Policy:

DECONCENTRATION POLICY

It is Lewiston Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Lewiston Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income level of families residing in each of our developments, the income level of census tracts in which our developments are located, and the income level of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in **Appendix I below**.

DECONCENTRATION INCENTIVES

The Lewiston Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goal of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

LEWISTON HOUSING AUTHORITY Attachment to FYE 2003 Annual Plan Admissions Policy for Deconcentration

Appendix I

Income Limits and Deconcentration Worksheet

Development Name	Number of Units Under ACC	Number of Occupied Units	Number of Units Occupied by Very Poor Families	% Occupied by Very Poor Families

% Very Poor in

Census Tract

Target Number

Number Needed of below 30% of median area income

Number Needed above 30% of median area income

Waiting list number of families Appendix 2

**LEWISTON HOUSING AUTHORITY
Attachment to the FYE 2003 Agency Plan
Section 8 Homeownership Program Capacity Statement**

The Lewiston Housing Authority demonstrates its capacity to administer a Section 8 homeownership program by requiring that financing for purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the State or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

**LEWISTON HOUSING AUTHORITY
Attachment to FYE 2003 Annual Plan
Community Service Policy**

The VA/HUD Appropriations Act of 2002 precludes LHA from implementing and enforcing community service requirements for this plan year. In anticipation of future restoration of the community service requirements, we provide the following description of our Community Service Policy.

In compliance with the Quality Housing and Work Responsibility Act of 1998, the Lewiston Housing Authority has developed a policy to implement the resident community service requirement. This policy describes the way the LHA will implement the community service requirement and includes the following provisions:

- Definition of community service and economic self-sufficiency
- How residents will be notified
- Definition of exemptions from participation
- How the exemptions will be verified, both at the beginning of the program and as an ongoing part of program administration
- How compliance will be determined
- How non-compliance will be treated
- LHA's cooperation with other organizations.

LHA's residential lease will be modified to include the community service

requirement and the community service policy has been subjected to public comment for inclusion in the 2003 Annual Plan. When the 2003 Annual Plan is approved the community service policy will be implemented. At that time all residents will be sent an information sheet advising them of the community service requirement. This sheet will provide a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified.

Residents will become subject to the requirement at the time of their first annual recertification and lease renewal after final adoption of the policy. Another notification describing the requirement will be sent at least ninety days before this annual recertification, so that residents will be reminded of the requirement and informed what documentation may be used to establish an exemption.

Each year at the time of their annual recertification resident compliance with the community service requirement will be determined and exemption status will be reverified. Residents will be notified of this at least 90 days before the recertification date and required documentation will be specified in the notice. If a resident does not complete community service as required he or she will have one additional year to make up the required service. If then non-compliant resident does not do so or leave the unit, lease termination proceedings will commence.

LHA intends to implement the policy using the range of alternatives described in the regulations. The authority will directly administer some activities and make others available through contractors or partners.

The policy includes a description of qualifying work and self-sufficiency activities. These activities include: unsubsidized employment, subsidized private or public sector employment, on the job training, job search and job readiness assistance, vocational educational training, job skills training, education directly related to employment, attendance at a secondary school or GED program or provision of child care services to an individual participating in a community service program.

LEWISTON HOUSING AUTHORITY
Attachment to FYE 2003 Annual Plan
Pet Policy – Summary

Lewiston Housing Authority maintains separate pet policies for its elderly developments, pursuant to 24 CFR 5.300 – 380, and its family developments, pursuant to 24 CFR 960.701 – 707. Under the policy for the elderly developments, Blake Street Towers and Meadowview, common household pets are allowed with certain restrictions. Prior approval is required, only one pet per

unit is allowed, pets are limited to 15 lbs., no dogs are allowed above the first floor, all pets must be spayed or neutered, evidence of registration and inoculations must be provided annually to LHA, all pets must be leashed if outside the unit, and a refundable pet deposit of \$100 is charged to offset any damage the pet may cause. Pet owners are required to clean up after their pets and responsible for controlling noise, odor, and infestations associated with pets. Pet owners must sign an agreement to hold the Lewiston Housing Authority harmless from any claims caused by an action or inaction of the pet. Assistive animals are not covered by this policy as long as a member of the household has a disability, the animal is trained to assist with the disability, and the animal actually does assist with the disability.

The family policy is similar except that dogs are limited to 30 lbs and are not restricted to the first floor. Rottweilers, pit bulls, and attack or fight trained dogs are specifically excluded. In addition to the pet deposit, a non-refundable fee of \$60 will be charged annually. A waste removal fee of \$25 is charged for failure to dispose of pet waste properly.

LEWISTON HOUSING AUTHORITY Attachment to FYE 2003 Annual Plan Progress in Meeting the 5 - Year Plan Mission and Goals

Lewiston Housing Authority has made progress towards meeting its 5 - Year Plan mission and goals. After two years, we are pleased to report several accomplishments. We have increased our lease-up rate for rental vouchers from 94% to 100%. We have increased our public housing occupancy rate to 97%. We applied for and received 145 additional rental vouchers. We successfully appealed HUD's baseline unit count of four vouchers and received eleven additional vouchers as a result. We currently have an application before HUD for additional vouchers. We have added an objective to our five - year plan, namely, to implement a voucher homeownership program. We have continued to modernize our public housing units and are on schedule with our Comprehensive Grant and Capital Fund activities. These achievements have served to increase the availability and quality of assisted housing.

We are working closely with our residents, especially at Blake Street Towers, to implement security improvements. We installed security cameras in the lobby at Blake Street Towers, added gates that could be closed to the perimeter fencing, and installed an alarm to prevent people from defeating the building's security system by propping open a side door. We have been working with the Lewiston Police Department, which encourages residents to call the police when they witness a crime or disturbance.

We have worked closely with community partners on two projects in the

City's Enterprise Community. One project is a homeownership project that seeks to build affordable townhouses on a targeted block in the downtown area. The other project is a community center which would provide a venue for social services, health care and recreation for neighborhood residents. Both projects are fully funded. Construction has started on the homeownership project and architectural work is in process for the community center project. We hope through these two projects to revitalize a neighborhood and bring additional housing choice to the community.

LEWISTON HOUSING AUTHORITY
Attachment to the FYE 2003 Agency Plan
Resident Membership on the PHA Governing Board

Under Maine state law, Lewiston Housing Authority must have at least two resident commissioners. These commissioners are appointed by the mayor with the consent of the city council. The term of a commissioner is five years. The current resident commissioners and their current terms are:

Commissioner	Beginning	Expiration
Anita Gosselin	09/17/98	09/17/03
Thomas Palman	09/17/00	09/17/05

LEWISTON HOUSING AUTHORITY
Attachment to the FYE 2003 Agency Plan
Membership on the Resident Advisory Board

Lewiston Housing Authority's Resident Advisory Board consists of members chosen from among public housing and Section 8 residents. Public housing members representing developments with resident councils were chosen by the resident councils. Public housing members from developments without resident councils and Section 8 members were chosen by sending an invitation to apply for membership on the Resident Advisory Board to all households. All residents who completed a questionnaire were appointed to the Board. This process resulted in a Resident Advisory Board with seventeen Section 8 members and twelve public housing members.

Maine law does not allow the disclosure of resident information by housing authorities, so we are not providing the names of the members of the Resident Advisory Board as part of the Agency Plan. However, several members of the

Resident Advisory Board have requested that their names be included in the Plan.
The following members requested to be so named:

Ruth Bell
Normand Blais
Peter Skowronski
Judith Griffin
Robert Woodham

LEWISTON HOUSING AUTHORITY
Attachment to the FYE 2003 Agency Plan
Section 8 Project Based Vouchers

Lewiston Housing Authority intend to use up to 25 vouchers as project based vouchers. These may be used city-wide, but preference will be given in the selection process to projects in the Enterprise Community, i.e. Census Tracts 201 & 204. These vouchers will be used to promote development of housing which meets needs not normally met by tenant based vouchers. Examples would be housing development or rehabilitation projects or housing for persons with disabilities.

LEWISTON HOUSING AUTHORITY
Attachment to FYE 2003 Annual Plan
Comments of the Resident Advisory Board

The Resident Advisory Board decided to meet in two separate groups, one for Section 8 and the other for public housing. Each group held a series of meetings and developed extensive comments. The Section 8 group requested that its comments be presented as they wrote them, and we present their comments below.

MARCH 21, 2002

Maintaining Balance between
polar opposites.

Recommendations For
PUBLIC HEARING
BY

Lewiston Housing Authority
L.H.A.

ResidentAdvisoryBoard:Section8Group

1. Group determined that Section 8 Assistance homeownership is non-existent for people making less than 8,000 dollars. If home ownership by low income groups is not made possible by Federal Gov. Federal Government should provide allowances for low income or fixed income groups to purchase Condo Housing and maintain these buildings by Group initiative; thus be free from cycles of rent inflations. If the Group owned their own building, they would be responsible to maintain their own problems by group interaction, Peer pressure and consensus. This would eliminate the constant friction that now exists between Landlords and Tenants. This could be done by the formation or creation of a:
2. Tenants Union. Individuals would be united in self-sufficiency and be responsible to maintain their own housing. The tenants would make up the union and the union would know which individuals could service the solutions to particular housing problems. There is no one owner, so the group or committee can act upon problems. If more heads are better than one, then peer ownership and group activity is more likely to remedy a situation to get it solved. Peer ownership of housing would eliminate the constant unresponsiveness to repairs and those people who own buildings for the sole purpose of making money only, and not the maintenance of invested housing. By group ownership of condominium, there is no problem of absentee landlords---there is no such thing. Everyone is responsible to the entire structure and Peer organization. The present problem of large turn-over (transient tenants) may revert toward stability. There would be less homelessness of disenfranchised or fixed income people, or low wage earners due to erratic wage fluxes of unstable economies. Half of the population of America does not own homes; yet there are enough houses in America to support a doubling of the population. No wonder Officials don't sleep easy and need all sorts of security systems. Federal Grant for a Tenants Union would be useful.
3. The establishment of a Peer advocacy group would see to it that Disabled clients on Section 8 are not left with choices such as people in wheel-chairs stuck with climbing stairs, or the aged stuck with 3rd floor walk-ups.
4. Resident Advisory Board found that some landlords were not aware of certain rules and regulations concerning the costs of restoration, or damage reimbursements. LHA must better inform landlords in order that public relations continue to be on good terms between landlords and people living on fixed incomes. There is a need to increase public relations between tenants and landlords.
5. Better advertising of Public Hearings is necessary. There seems to be lack of participation on behalf of those receiving the benefits of Section 8; and this may be due to insufficient advertisement or invitational approaches. The lack of peer power may have caused the lack of peer participation and the Advisory Board thinks that this should change.
6. There is a need for LHA to provide a Utility Comparison List or Chart. Members have a desire to know what the set amounts are. Most people may not have seen a Utility allowance chart. Need to know highs and lows
7. Suggestion was made to apply for a grant from HUD or the Federal GOV. to get a truck and licensed driver for the community in order to help people move; and getting the churches to help volunteer to move the aged low income or the poor.

LewistonHousingAuthorityresponsestoSection8comments

The first comment pertained to home ownership. Condominium ownership is possible under the Section 8 Homeownership program. Condominium ownership, with or without Section 8 assistance, is a possibility. LHA is currently involved with one such project, the Maple Street Homes project.

The second comment, concerning a tenant's union, again proposes group ownership of condominium housing. Lewiston Housing Authority is not averse to exploring alternate means of home ownership.

The third comment concerned formation of a peer advocacy group. LHA will not sponsor or assist in the formation of such a group.

The fourth comment concerned the need to improve relations with landlords. LHA agrees. LHA has joined the Landlord Association and hopes to promote the Voucher Program in what is becoming a more challenging market.

The fifth comment called for better advertising of public hearings. LHA complied with HUD requirements in advertising its Agency Plan hearing. Participation in Resident Advisory Board activities has been at a level similar to prior years, but few tenants participate. LHA is grateful to the tenants who have volunteered their time and offered their insights into how our programs can be improved.

The sixth comment requested that a Utility Allowance Chart be made available to residents. While this has always been available, its existence may not be well known. LHA will endeavor to make the utility allowances better known to residents.

The final suggestion involved purchasing a truck to help people move. This is somewhat outside the scope of LHA's operations, but would be a welcome resource if a community agency were able to provide this service.

Public Housing Comments

ME5 1 Blake Street Towers

Several improvements to the community rooms and common spaces are needed. The kitchen needs floor mats. The card reader/security system needs replacement. The laundry room needs to be enlarged with additional machines provided. Picnic tables would be desirable. Exercise equipment is requested for the large community room. Requested improvements to the dwellings include repainting of apartments occupied by long-term residents and new stoves. Services such as cleaning and window washing should be made available to residents on a subsidized basis. There are still parking issues involving Cage customers.

ME5 2Meadowview

Parking is a concern with significant support voiced for assigned parking spaces. The parking lot for Circle 2 needs enlarging. Several large pine trees overhang parking spaces and drip pitch onto the cars below making the spaces useless. Additional signage was requested to help with visitor parking problems. Speed bumps and speed limit signs could help reduce traffic hazards in the circles. Requested community room improvements included curtains or blinds to block the morning sun, removal of the piano, additional washers and dryers, and installation of exercise equipment. Improvements to the dwellings included fire escapes for these second floor apartments, new stoves, and electrical outlets in the stairways. The possibility of selling a small parcel of surplus land was discussed. Residents were in favor of selling the land and perhaps gaining better pedestrian access to Androscoggin Bank or even vehicular access to Russell Street from Circle 3's parking lot.

ME5 3Hillview, Rosedale, Lafayette Park

The Pet Policies were discussed and no changes were requested. Some interest was expressed in having assigned parking spaces. A desire for more handicapped apartments as well as for more large apartments was expressed. Second floor cable hookups were requested. More kitchen cabinets were desired. Residents were interested in starting a soccer team and using the Hillview ball field for soccer.

ME5- 5&5 -6Park, Ash, Whipple, Shawmut, Horton, Oak, Sabattus

Ash street residents expressed concern about security, sidewalk maintenance, and parking.

LHA ResponsetoPublicHousingComments

LHA intend to address these concerns through a combination of ordinary maintenance and Capital Fund activities. Space for additional laundry facilities at Blake Street and Meadowview is quite limited, but we will do what we can.

LEWISTON HOUSING AUTHORITY

Attachment to FYE 2003 Annual Plan

Definitions of substantial deviation and significant amendment or modification

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

LEWISTONHOUSING AUTHORITY
AttachmenttoFYE2003AnnualPlan
VoluntaryConversionInitialAssessments

LHAhasperformedtherequiredinitialassessmentsanddeterminedthatnoneofitscovered developmentsshouldbeconverted.

AnnualStatement/PerformanceandEvaluationReport

ComprehensiveGrantProgram(CGP)PartI:Summary

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber ComprehensiveGrantProgramNo: ME36P00550100 ReplacementHousingFactorGra ntNo:		FederalFYof Grant: 2000	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 2) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	0.00	0.00		
2	1406Operations	0.00	0.00		
3	1408ManagementImprovements	18,714.00	20,214.00	18,714.00	19,069.86
4	1410Administration	44,000.00	44,000.00	44,000.00	21,700.20
5	1411Audit	0.00	0.00		
6	1415LiquidatedDamages	0.00	0.00		
7	1430FeesandCosts	11,000.00	19,000.00	8,000.00	5,800.00
8	1440SiteAcquisition	1,000.00	1,000.00		
9	1450SiteImprovement	218,560.00	120,438.00	120,367.35	120,367.35
10	1460DwellingStructures	183,226.00	291,357.00	257,081.41	189,047.85
11	1465.1DwellingEquipment —Nonexpendable	123,270.00	96,663.00	96,644.79	87,644.79
12	1470Non -dwellingStructures	4,000.00	0.00		
13	1475Non -dwellingEquipment	92,291.00	103,389.00	89,938.94	48,684.03
14	1485Demolition	0.00	0.00		
15	1490ReplacementReserve	0.00	0.00		
16	1492MovingtoWorkDemonstration	0.00	0.00		
17	1495.1RelocationCosts	0.00	0.00		
18	1499DevelopmentActivities	0.00	0.00		
19	1501CollateralizationorDebtService	0.00	0.00		
20	1502Contingency	0.00	0.00		
21	AmountofAnnual Grant:(sumoflines2 –20)	696,061.00	696,061.00	634,746.49	492,314.08
22	Amountoffline21RelatedtoLBPActivities	0.00	0.00		
23	Amountoffline21RelatedtoSection504compliance	0.00	0.00		
24	Amountoffline21RelatedtoSecurity –SoftCosts	0.00	0.00		
25	AmountofLine21RelatedtoSecurity – HardCosts	0.00	0.00		
26	Amountoffline21RelatedtoEnergyConservation	52,300.00	67,900.00	98,934.00	98,934.00

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ME36P00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#2)	Funds Obligated	Funds Expended	
ME5 -1								
Blake St. Towers	Hallway & Apt. Flooring	1460	12 Each	20,000.00	5,000.00	3,584.41	3,584.41	Incomplete
Blake St. Towers	Zone Controls (Phase 3 of 4)	1460	Dev.	12,000.00	0.00			Incomplete
Blake St. Towers	Caulk 100 Windows	1460	100 Each	9,000.00	11,250.00	11,250.00	11,250.00	Completed
Blake St. Towers	Conversion of Units	1460	2-4 Units	10,000.00	1,830.00	1,828.85	1,828.85	Completed
Blake St. Towers	Kitchen Cabinets	1460	Dev.	0.00	70,178.00	60,000.00	939.40	Incomplete
Blake St. Towers	Handicap Unit Conversions	1460	1-2 Units	20,000.00	18,386.00	18,386.12	18,386.12	Completed
1 College St.	Waterproofing 1 College St.	1460		0.00	400.00			Incomplete
1 College St.	Repave Parking Lot - 1 College St.	1450	1 Lot	13,000.00	0.00			Incomplete
	Development Subtotal ME5 -1			74,000.00	107,044.00	95,049.38	35,988.78	
ME5 -2								
Meadowview Park	Handicap Unit Conversions	1460	1-2 Units	16,000.00	55,000.00	38,303.74	38,304.74	Incomplete
Meadowview Park	Hallways	1460	Dev.	0.00	10,400.00	10,399.06	10,399.06	Completed
Meadowview Park	Replace Kitchen Cabinets	1460	Dev.	33,266.00	17,000.00	16,879.56	16,879.56	Completed
Meadowview Park	Doors (Phase 1 of 3)	1460	Dev.	0.00	5,050.00	5,046.04	5,046.04	Incomplete
Meadowview Park	Roofs (Phase 2 of 2)	1460	Dev.	18,000.00	21,000.00	20,935.80	20,935.80	Completed
Meadowview Park	Pave 2 Parking Lots & Roadway	1450	2 PL & RW	61,424.00	70,588.00	70,588.10	70,588.10	Completed
	Development Subtotal ME5 -2			128,650.00	179,038.00	162,152.30	162,152.30	
ME5 -3								
Hillview Apts.	Replace Apartment Floors	1460	15-18 Floors	28,000.00	45,443.00	35,069.15	26,096.19	Incomplete
Hillview Apts.	Paving Parking Lots (Phase 3 of 3)	1450	2 Lots	36,136.00	38,000.00	37,935.90	37,935.90	Incomplete
Hillview Apts.	Refrigerators	1465	94 Each	32,900.00	30,024.00	30,024.00	30,024.00	Completed
Hillview Apts.	Replace Stoves	1465	94 Each	21,620.00	22,000.00	21,982.74	21,982.74	Completed
Hillview Apts.	Install Stove Fans	1465	94 Each	18,800.00	0.00			Incomplete
Hillview Apts.	Sidewalks	1450	Dev.	40,000.00	0.00			Incomplete
Hillview Apts.	Weatherstripping Doors/Windows	1460	Dev.	5,000.00	0.00			Incomplete
Hillview Apts.	Waterproofing	1460	Dev.	10,000.00	17,402.00	17,401.68	17,401.68	Completed
Hillview Apts.	Landscaping	1460	Dev.	6,000.00	600.00	593.35	593.35	Incomplete

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ME36P00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#2)	Funds Obligated	Funds Expended	
Hillview Apts.	Exterior Painting & Repairs	1460	Dev.	5,000.00	2870.00	2,868.54	2,868.54	Completed
Hillview Apts.	Speaker System HV Comm. Center	1460	1 Bldg.	0.00	1,379.00			Incomplete
Rosedale Acres	Replace Apartment Floors	1460	10-12 Floors	0.00	2,560.00	2,556.07	2,556.07	Incomplete
Rosedale Acres	Pave Parking Lots (Phase 1 of 4)	1450	1 Lot	18,000.00	0.00			Incomplete
Rosedale Acres	Refrigerators	1465	30 Each	10,500.00	9,372.00	9,372.00	9,372.00	Completed
Rosedale Acres	Replace Stoves	1465	30 Each	6,900.00	7,515.00	7,514.83	7,514.83	Completed
Rosedale Acres	Install Stove Fans	1465	30 Each	6,000.00	0.00			Incomplete
Rosedale Acres	Waterproofing	1460	Dev.	4,000.00	3,444.00	3,443.87	3,443.87	Completed
Lafayette Park	Pave Parking Lots (Phase 2 of 2)	1450	1 Lot	18,000.00	0.00			Incomplete
Lafayette Park	Refrigerators	1465	30 Each	10,500.00	8,913.00	8,912.68	8,912.68	Completed
Lafayette Park	Replace Stoves	1465	30 Each	6,900.00	7,031.00	7,030.54	7,030.54	Completed
Lafayette Park	Hoods/Venting System	1465	30 Each	6,000.00	0.00			Incomplete
Lafayette Park	Replace Electrical Panels	1465	30 Each	0.00	9,000.00	9,000.00		Incomplete
Lafayette Park	Replace Apartment Floors	1460	12 Floors	0.00	7,458.00	7,458.46	7,458.46	Incomplete
Lafayette Park	Waterproofing	1460	Dev.	4,000.00	5,386.00	5,385.90	5,385.90	Completed
Avon St.	Repave Parking Lot	1450	1 Lot	10,000.00	0.00			Incomplete
	Development Subtotal ME5 -3			304,256.00	218,397.00	206,541.71	188,576.75	

Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550100 Re placement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#2)	Funds Obligated	Funds Expended	
ME5 -5								
Park, Ash, Whipple	Exterior Painting/Repairs	1460	Dev.	2,000.00	240.00	239.98	239.98	Incomplete
	Landscaping/Paving	1450	Dev.	5,000.00	0.00			Incomplete
	Development Subtotal ME5 -5			7,000.00	240.00			
ME5 -6								
Sabbatus, Oak, Horton, Shawmut	Refrigerators	1465	9 Each	3,150.00	2,808.00	2,808.00	2,808.00	Completed
Sabbatus, Oak, Horton, Shawmut	Landscaping/Paving	1450	Dev.	5,000.00	6,931.00	6,931.18	6,931.18	Incomplete
	Development Subtotal ME5 -6			8,150.00	9,739.00	9,739.18	9,739.18	
LHA Wide	Training & Consultants	1408		2,000.00	0.00			Incomplete
	Resident Initiatives	1408		2,500.00	0.00			Incomplete
	Investigator's Position w/ Benefits	1408		10,214.00	10,214.00	10,214.00	9,327.84	Incomplete
	Computer Technical Support	1408		4,000.00	4,000.00	8,500.00	9,742.02	Incomplete
	Administrative Costs	1410		44,000.00	44,000.00	44,000.00	21,700.00	Incomplete
	Energy Audit/Computer Consultant	1430		10,000.00	18,000.00			Incomplete
	Inspection Costs	1430		1,000.00	1,000.00			Incomplete
	Surveys & Maps	1440		1,000.00	1,000.00			Incomplete
	Landscaping & Paving	1450		2,000.00	0.00			Incomplete
	Energy/Dwelling Improvements	1460		1,000.00	0.00			Incomplete
	Carpeting for 1 College St.	1470		3,000.00	0.00			Incomplete
	Energy/Non-Dwelling Improvements	1470		1,000.00	0.00			Incomplete
	Computer Hardware	1475		55,000.00	50,680.00	39,166.50		Incomplete
	Office Equipment	1475		6,291.00	14,400.00	14,398.44	14,398.44	Incomplete
	Community Building Equipment	1475		1,000.00	1,000.00			Incomplete
	Maintenance Tools & Equipment	1475.2		2,000.00	2,000.00	1,500.00	849.36	Incomplete
	Automotive Equipment	1475.6		1,000.00	1,000.00	565.00	565.00	Incomplete
	Vehicle-Dump Truck	1475		27,000.00	34,309.00	34,309.00	34,309.00	Completed
	LHA Wide Subtotal			174,005.00	181,603.00	160,652.94	95,254.09	
	TOTAL			696,061.00	696,061.00	634,383.49	491,951.08	

AnnualStatement/PerformanceandEvaluationReport**ComprehensiveGrantProgram(CGP)****PartIII:ImplementationSchedule**

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramNo: ME36P00550100 ReplacementHousingFactorNo:				FederalFYo fGrant: 2000	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
ME5 -1	03/31/2002			9/30/2003			
ME5 -2	03/31/2002			9/30/2003			
ME5 -3	03/31/2002			9/30/2003			
ME5 -5	03/31/2002			9/30/2003			
ME5 -6	03/31/2002			9/30/2003			
LHAWIDE	03/31/2002			9/30/2003			

Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

PHAName: <div style="text-align: center;">LEWISTON HOUSING AUTHORITY</div>		Grant Type and Number Comprehensive Grant Program No: ME36P00550101 Replacement Housing Factor Grant No:		Federal FY of Grant: <div style="text-align: center;">2001</div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0.00	0.00	No funds obligated or expended as of	
2	1406 Operations	1,000.00	1,000.00	12/31/01	
3	1408 Management Improvements	32,566.00	40,995.00		
4	1410 Administration	50,000.00	50,000.00		
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	1,000.00	10,000.00		
8	1440 Site Acquisition	1,000.00	1,000.00		
9	1450 Site Improvement	131,200.00	209,416.00		
10	1460 Dwelling Structures	423,200.00	306,400.00		
11	1465.1 Dwelling Equipment — Nonexpendable	2,000.00	36,800.00		
12	1470 Non -dwelling Structures	12,000.00	3,000.00		
13	1475 Non -dwelling Equipment	55,300.00	50,655.00		
14	1485 Demolition	0.00	0.00		
15	1490 Replacement Reserve	0.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	1,000.00	1,000.00		
18	1499 Development Activities	0.00	0.00		
19	1501 Collateralization or Debt Service	0.00	0.00		
20	1502 Contingency	0.00	0.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	710,266.00	710,266.00		
22	Amount of line 21 Related to LBP Activities	45,000.00	45,000.00		
23	Amount of line 21 Related to Section 504 compliance	20,000.00	20,000.00		
24	Amount of line 21 Related to Security – Soft Costs	20,000.00	20,000.00		
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		
26	Amount of line 21 Related to Energy Conservation	38,000.00	38,000.00		

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ME36P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#1)	Funds Obligated	Funds Expended	
ME5 -1								
Blake St. Towers	Hallway & Apt. Flooring	1460	12 Each	20,000.00	5,000.00			
Blake St. Towers	Zone Controls (Phase 3 of 4)	1460	Dev.	30,000.00	0.00			
Blake St. Towers	Kitchen Cabinets (Phase 2 of 2)	1460	Dev.	58,300.00	69,000.00			
Blake St. Towers	Handicap Unit Conversions	1460	2-4 Units	20,000.00	14,000.00			
Blake St. Towers	Unit Conversions	1460	1-2 Units	10,000.00	5,000.00			
Blake St. Towers	Repave Parking Lot -1 College St.	1450	1 Lot		18,060.00			
	Development Subtotal ME5 -1			138,300.00	111,060.00			
ME5 -2								
Meadowview Park	Handicap Unit Conversions	1460	1-2 Units	20,000.00	20,000.00			
Meadowview Park	Doors (Phase 2 of 3)	1460	Dev.	0.00	5,000.00			
Meadowview Park	Repair Ceilings in Boiler Rooms	1460	Dev.	0.00	10,000.00			
Meadowview Park	Exterior Lighting	1450	Dev.	15,000.00	15,000.00			
Meadowview Park	2 Parking Lots	1450	2 PL	40,000.00	44,744.00			
	Development Subtotal ME5 -2			75,000.00	94,744.00			
ME5 -3								
Hillview Apts.	Replace Apartment Floors	1460	15-18 Floors	28,000.00	18,000.00			
Hillview Apts.	Paving Parking Lots (Phase 2 of 3)	1450	2 Lots	54,000.00	29,940.00			
Hillview Apts.	Sidewalks	1450	Dev.	0.00	67,920.00			
Hillview Apts.	Install Stove Fans	1465	94 Each	0.00	18,800.00			
Hillview Apts.	Replace Bathroom Fans	1465	94 Each	18,800.00	18,800.00			

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber ComprehensiveGrantProgramNo: ME36P00550101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajor WorkCategories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revision (#1)	Funds Obligated	Funds Expended	
HillviewApts.	ReplaceBoilers(Phase1of2)	1460	Dev.	50,000.00	0.00			
HillviewApts.	ExteriorPainting/Repairs	1460	Dev.	0.00	5,000.00			
RosedaleAcres	PaveParkingLots(Phase1of4)	1450	1Lot	18,800.00	0.00			
RosedaleAcres	ReplaceBathroomFans	1460	30Each	12,000.00	6,000.00			
RosedaleAcres	InstallStoveFans	1465	30Each	0.00	6,000.00			
LafayettePark	PaveParkingLots(Phase2of2)	1450	1Lot	0.00	17,452.00			
LafayettePark	BreakerPanels	1460	30Each	9,600.00	9,600.00			
LafayettePark	ReplaceBathroomFans	1460	30Each	12,000.00	6,000.00			
LafayettePark	Hoods/VentingSystem	1465	30Each	0.00	6,000.00			
AvonSt.	PaveParkingLot	1450	1Lot	0.00	10,100.00			
	DevelopmentSubtotalME5 -3			202,400.00	219,612.00			
ME5 -5								
Park,Ash,Whipple	ReplaceFlooring	1460	Dev.	62,500.00	0.00			
110AshSt.	LeadP aintAbatement	1460	1Bldg.	30,000.00	75,000.00			
Park,Ash,Whipple	ReplaceWindows	1460	Dev.	20,000.00	14,800.00			
Park,Ash,Whipple	RelineHallways	1460	Dev.	0.00	5,200.00			
Park,Ash,Whipple	ExteriorPainting/Repairs	1460	Dev.	0.00	5,000.00			
Park,Ash,Whipple	Landscaping/Paving	1450	Dev.	0.00	5,000.00			
Park,Ash,Whipple	Stoves	1465	Dev.	0.00	3,000.00			
	DevelopmentSubtotalME5 -5			112,500.00	108,000.00			
ME5 -6								
Sabbatus,Oak,Horton,Shawmut	ReplaceHotWaterHeate rs	1460	Dev.	10,000.00	10,000.00			
Sabbatus,Oak,Horton,Shawmut	Stoves	1465	5Each	0.00	2,000.00			
Sabbatus,Oak,Horton,Shawmut	ExteriorPainting/Repairs	1460	Dev.	0.00	2,000.00			
	DevelopmentSubtotalME5 -6			10,000.00	14,000.00			

Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

PHA Name: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#1)	Funds Obligated	Funds Expended	
LHA Wide								
	Operations	1406		1,000.00	1,000.00			
	Training & Consultants	1408		2,000.00	2,000.00			
	Resident Initiatives	1408		2,500.00	2,000.00			
	Investigator's Position w/ Benefits	1408		9,500.00	20,000.00			
	Computer Software	1408		5,571.00	4,000.00			
	Computer Hardware Installation	1408		12,995.00	12,995.00			
	Administrative Costs	1410		50,000.00	50,000.00			
	Energy Audit	1430		1,000.00	10,000.00			
	Surveys & Maps	1440		1,000.00	1,000.00			
	Landscaping & Paving	1450		4,200.00	1,200.00			
	Exterior Painting/Repairs	1460		4,000.00	1,000.00			
	Energy/Dwelling Improvements	1460		8,000.00	2,000.00			
	Dwelling Equipment	1465.1		2,000.00	1,000.00			
	Maintenance Tool Shed at BST	1470		1,000.00	1,000.00			
	Energy/Non-Dwelling Improvements	1470		11,000.00	2,000.00			
	Computer Hardware	1475		4,505.00	4,505.00			
	Office Equipment	1475		9,795.00	6,150.00			
	Community Building Equipment	1475		4,000.00	3,000.00			
	Maintenance Tools & Equipment	1475.2		7,000.00	7,000.00			
	Yanmar Tractor	1475		30,000.00	30,000.00			
	Relocation Costs	1495.1		1,000.00	1,000.00			
	LHA Wide Subtotal			172,066.00	162,850.00			
	TOTAL			710,266.00	710,266.00			

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: ME36P00550101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME5 -1	03/31/2003			9/30/2004			
ME5 -2	03/31/2003			9/30/2004			
ME5 -3	03/31/2003			9/30/2004			
ME5 -5	03/31/2003			9/30/2004			
ME5 -6	03/31/2003			9/30/2004			
LHAWIDE	03/31/2003			9/30/2004			

